

Additional Licensing of Houses in Multiple Occupation (HMOs) - Questionnaire

Please tell us what you think about our proposals to introduce an Additional HMO Licensing scheme by completing this short survey. There are eight questions in total and it should take 10-15 minutes to complete.

Q1 Please provide your name and contact details:

Name (required)	<input type="text"/>
Organisation	<input type="text"/>
Address (required)	<input type="text"/>
Post code (required)	<input type="text"/>
Email	<input type="text"/>
Phone number	<input type="text"/>

These details are required so that we can share details of the consultation with you. We will not identify any individual in the results or share personal details with any third parties. Any personal information you have given us will be held securely for Council purposes. To find out more please visit www.islington.gov.uk/fairprocessing.

Q2 Which of the following best describes you?

- | | |
|------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> Private tenant in Caledonian Road | <input type="checkbox"/> Housing association tenant in Caledonian Road |
| <input type="checkbox"/> Private tenant in Holloway Road | <input type="checkbox"/> Housing association tenant in Holloway Road |
| <input type="checkbox"/> Private tenant elsewhere in Islington | <input type="checkbox"/> Housing association tenant elsewhere in Islington |
| <input type="checkbox"/> Landlord in Holloway Road | <input type="checkbox"/> Council tenant in Caledonian Road |
| <input type="checkbox"/> Landlord in Caledonian Road | <input type="checkbox"/> Council tenant in Holloway Road |
| <input type="checkbox"/> Landlord elsewhere in Islington | <input type="checkbox"/> Council tenant elsewhere in Islington |
| <input type="checkbox"/> Letting/managing agent in Holloway Road | <input type="checkbox"/> Owner occupier in Caledonian Road |
| <input type="checkbox"/> Letting/managing agent in Caledonian Road | <input type="checkbox"/> Owner occupier in Holloway Road |
| <input type="checkbox"/> Letting/managing agent elsewhere in Islington | <input type="checkbox"/> Owner occupier elsewhere in Islington |

Other – please specify:



Q3 Typically, the following problems have been found in privately rented shared accommodation. Do you agree that these problems occur in privately rented shared properties in Islington?

	<i>Agree</i>	<i>Disagree</i>	<i>Neither agree/disagree</i>
Rogue/problem landlords	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor internal repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inadequate fire safety e.g. no working fire alarms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poorly managed properties e.g. dirty/unsafe communal areas, no management arrangements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overcrowding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rubbish/fly- tipping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Problem tenants e.g. non payment of rent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anti-social behaviour/petty crime	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scruffy/poor external property appearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q4 Through our street survey, the council has found issues of poor management and disrepair in HMOs along **Caledonian Road**. Have you experienced any of the following problems with shared accommodation in buildings along this road?

	<i>Yes</i>	<i>No</i>
Dampness, disrepair	<input type="checkbox"/>	<input type="checkbox"/>
Lack of fire safety measures eg no working fire alarms	<input type="checkbox"/>	<input type="checkbox"/>
Lack of basic amenities (baths, showers, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
Too little space/too many people	<input type="checkbox"/>	<input type="checkbox"/>
Dirty shared facilities, e.g. kitchens, bathrooms	<input type="checkbox"/>	<input type="checkbox"/>
Dirty common staircases, hallways	<input type="checkbox"/>	<input type="checkbox"/>
Poor or expensive heating	<input type="checkbox"/>	<input type="checkbox"/>
Poor or lack of property management	<input type="checkbox"/>	<input type="checkbox"/>
Noise eg traffic noise, other tenants	<input type="checkbox"/>	<input type="checkbox"/>
Poor letting practices (e.g.no tenancy agreement, poor response to repair requests)	<input type="checkbox"/>	<input type="checkbox"/>
Harassment and/or illegal eviction	<input type="checkbox"/>	<input type="checkbox"/>



Q5 Through our street survey, the council has found issues of poor management and disrepair in HMOs along **Holloway Road**. Have you experienced any of the following problems with shared accommodation in buildings along this road?

	<i>Yes</i>	<i>No</i>
Dampness, disrepair	<input type="checkbox"/>	<input type="checkbox"/>
Lack of fire safety measures e.g. no working fire alarms	<input type="checkbox"/>	<input type="checkbox"/>
Lack of basic amenities (baths, showers, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
Too little space/too many people	<input type="checkbox"/>	<input type="checkbox"/>
Dirty shared facilities, e.g. kitchens, bathrooms	<input type="checkbox"/>	<input type="checkbox"/>
Dirty common staircases, hallways	<input type="checkbox"/>	<input type="checkbox"/>
Poor or expensive heating	<input type="checkbox"/>	<input type="checkbox"/>
Poor or lack of property management	<input type="checkbox"/>	<input type="checkbox"/>
Noise eg traffic noise, other tenants	<input type="checkbox"/>	<input type="checkbox"/>
Poor letting practices (e.g.no tenancy agreement, poor response to repair requests)	<input type="checkbox"/>	<input type="checkbox"/>
Harassment and/or illegal eviction	<input type="checkbox"/>	<input type="checkbox"/>



Q6 Additional licensing is one of the things the council can do to improve the management and conditions of privately rented shared properties. Do you agree or disagree with each of the following statements?

	<i>Agree</i>	<i>Disagree</i>	<i>Neither agree/disagree</i>
Poorly managed private rented properties have a negative impact on an area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I would like to see an improvement in the way these properties are managed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Islington Council should intervene and support areas where problem housing has been identified	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional licensing could be an effective way to improve conditions, safety standards and property management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An additional licensing scheme could have a positive impact on the local area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional licensing could help improve the reputation of the private rented sector in Islington	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q7 Do you agree with Islington Council's proposal to introduce an area based Additional HMO licensing Scheme?

- Yes
- No
- Don't know/no opinion



Q8 Islington Council is proposing [a licensing fee of £260 per letting in a shared house or flat and £650 per building containing flats](#) . The fee is purely to cover the costs associated with processing the license application. There will also be discounts available to applicants for being accredited landlords and preferential rates for early applications. These concessions are designed to provide a financial incentive for good landlords affected by the introduction of the scheme.

a) Do you agree that a fee of £260 per letting is fair?

Yes

No

Don't know/no opinion

b) Do you agree that a fee of £650 per building containing flats is fair?

Yes

No

Don't know/no opinion

c) Do you agree that offering discounts to the licence fee is fair?

Yes

No

Don't know/no opinion



Q9 Licences can be issued for a maximum of five years period. Licences will be granted for this period where landlords have maintained good property standards, demonstrated good management practices and have a good compliance record with the council. Licences will be issued for much shorter periods (such as a one year minimum period) where there is a history of non-compliance, poor property management and late/incomplete houses in multiple occupation (HMO) applications. This will enable the council to focus on these properties to ensure that adequate management practices and standards are in place.

Do you agree that shorter licence periods should be applied on this basis?

- Yes
- No
- Don't know/no opinion

Q10 Please use the space provided to make any other comments

Thank you for completing this survey. All responses will be taken into consideration before the scheme is finalised.



